025.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,300 / 1,030,300
					USE VALUE:	1,030,300 / 1,030,300
					ASSESSED:	1,030,300 / 1,030,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICECCA DEBORAH A/ TRUSTEE
Owner 2:	DICECCA FAMILY TRUST
Owner 3:	
Street 1:	37 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2753 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	568,700	5,600	456,000	1,030,300
Total Card	0.115	568,700	5,600	456,000	1,030,300
Total Parcel	0.115	568,700	5,600	456,000	1,030,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.21 /Parcel: 374.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 16477
GIS Ref:
GIS Ref:
Insp Date: 07/06/17

!2033!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	568,700	5600	5,000.	456,000	1,030,300		Year end	12/23/2021
2021	104	FV	542,400	5600	5,000.	456,000	1,004,000		Year End Roll	12/10/2020
2020	104	FV	542,500	5600	5,000.	456,000	1,004,100	1,004,100	Year End Roll	12/18/2019
2019	104	FV	403,500	5600	5,000.	484,500	893,600	893,600	Year End Roll	1/3/2019
2018	104	FV	403,500	5600	5,000.	353,400	762,500	762,500	Year End Roll	12/20/2017
2017	104	FV	377,900	5600	5,000.	307,800	691,300	691,300	Year End Roll	1/3/2017
2016	104	FV	377,900	5600	5,000.	262,200	645,700	645,700	Year End	1/4/2016
2015	104	FV	335,900	5700	5,000.	256,500	598,100	598,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:57:14

LAST REV

Date	Time
11/29/21	15:30:44
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DICECCA COSMO	35390-192		5/3/2002	Family		No	No		Cosmo A Dicecca dod 1/17/2020. Trust amendmen

USER DEFINED

Prior Id # 1:	16477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2010	2118	Redo Bat	12,080					2ND FLR BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/12/2011	Info Fm Prmt	BR	B Rossignol
1/20/2009	Meas/Inspect	189	PATRIOT
12/1/1999	Inspected	264	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/10/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07979941
Const Adj.:	0.98990101
Adj $ / SQ:	192.401
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698667
Depreciation:	129952
Depreciated Total:	568715

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

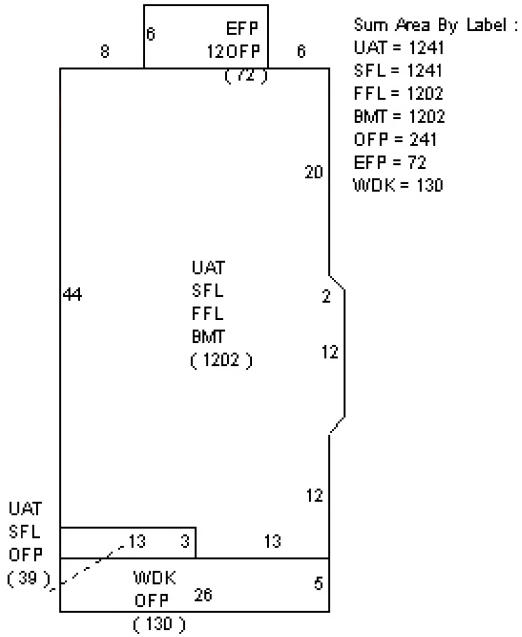
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.40
Special Features:	0	Val/Su Net:	129.31
Final Total:	568700	Val/Su SzAd	232.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,241	192.400	238,770
BMT	Basement	1,202	57.720	69,380
FFL	First Floor	1,202	192.400	231,266
UAT	Upper Attic	310	134.680	41,785
OFP	Open Porch	241	23.110	5,570
WDK	Deck	130	13.550	1,762
EFP	Enclos Porch	72	64.380	4,635
	Net Sketched Area:	4,398	Total:	593,168
Size Ad	2443	Gross Area	5329	FinArea 2753

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1913	21.58	T	40	104			4,900			4,900
7	Pool A-C	D	Y	1	15	A	AV	1995	58.33	T	19.2	104			700			700

More: N	Total Yard Items:	5,600	Total Special Featues:		Total: 5,600

IMAGE

AssessPro Patriot Properties, Inc